
DEVELOPMENT IMPACT FEES FACT SHEET

Thank you for doing business with the City of Fremont. Our goal is to assure your understanding of our processes and requirements so that you have a successful development experience. This fact sheet is designed to provide you with an overview of the development impact fee program and includes a listing of the impact fees for your information. City staff is available to answer your questions and to assist you. Please ask.

What types of projects trigger impact fees?

- New residential construction.
- New non-residential construction, including increases in existing floor area.
- Any tenant improvement project that changes the land use category of the existing building.

Please note, for impact fees, the land use category is not the same as the zoning of the property.

Why are there impact fees?

New development increases the demand for health and safety services provided by the City, affects the quality of the community's infrastructure, and increases the need for public facilities. Impact fees help pay for the cumulative impact of new development through infrastructure improvements and additions, thereby also contributing to the community's economic development. Depending on the type of your project, it may be subject to one or all of the following fees.

- *PARK FACILITIES* (park development)
- *PARK DEDICATION IN-LIEU* (parkland and visitor)
- *CAPITAL FACILITIES* (e.g., police building, City offices, library)
- *TRAFFIC* (highway interchanges, street improvements, and signals)
- *FIRE FACILITIES* (fire stations)

Fremont uses a range of funding sources to pay for improvements. Impact fees are only one source and represent the share of the cost of the improvements generated by new development. Impact fees are not used to correct deficiencies in existing infrastructure. Documents detailing Fremont's standards and the improvements funded by the fee program are available for your review. Please ask if you would like this information.

How are fees determined?

To calculate fees, staff will:

1. Determine the land use category of your project based upon the information you provide and review of your plans,
2. Determine which fee categories apply to your project,
3. Multiply the fee rate for each applicable fee by the square footage of the project for industrial and commercial projects, and by the number of units for residential projects, and
4. Determine if there are any credits that would lower the fee total.

Land use categories for impact fees, the applicability of each type of fee, and the types of credits possible are all defined in the ordinances that established the fee program, which are available for your review.

When will I know how much I have to pay? When are fees due?

Staff can provide you with estimates of your fees at any time during the review process. The closer the project is to final approval, the more accurately fees can be calculated. Final impact fees are calculated when a building permit is issued.

Can I apply for a waiver or an adjustment to my fees?

Yes. If you believe that your project has unique attributes that warrant a fee waiver or adjustment, you can apply. You should discuss your ideas and concerns with staff and be as specific as possible about the basis for your request. Your first discussion should be with the Development Services Center counter staff, but discussions with the Development and Environmental Services Director are also encouraged. If you then want to apply for a waiver or an adjustment, the ordinance defines the procedure you must follow. Staff can provide you with a copy of the ordinance.

Can the decision be appealed?

Yes. The decision of the Development and Environmental Services Director regarding an impact fee can be appealed to a hearing officer. The ordinance defines the procedure that you must follow. Staff can provide you with a copy of the ordinance provision.

DEVELOPMENT IMPACT FEES

(New fees are effective July 11, 2005.)

Fee and Land Use Categories		New Fee			
PARK FACILITIES					
1	Single Family Detached.....	\$7,745	Per Unit		
2	Single Family Attached	6,079	Per Unit		
3	Multifamily	5,155	Per Unit		
4	Mobile Home or Trailer.....	4,878	Per Unit		
5	Secondary Unit	4,878	Per Unit		
PARK DEDICATION-IN-LIEU ¹					
1	Single Family Detached.....	\$11,519	Per Unit		
2	Single Family Attached	9,042	Per Unit		
3	Multifamily	7,668	Per Unit		
4	Mobile Home or Trailer.....	7,254	Per Unit		
5	Secondary Unit	7,254	Per Unit		
CAPITAL FACILITIES ²		Tier 2 ²		Tier 1 ³	
1	Single Family Detached.....	\$ 2,951	Per Unit	\$ 2,724	Per Unit
2	Single Family Attached	2,318	Per Unit	2,139	Per Unit
3	Multifamily	1,965	Per Unit	1,814	Per Unit
4	Mobile Home or Trailer.....	1,859	Per Unit	1,716	Per Unit
5	Secondary Unit	1,859	Per Unit	1,716	Per Unit
6	Office	1,253	Per TSF	N/A	Per TSF
7	Retail	784	Per TSF	N/A	Per TSF
8	Warehouse.....	314	Per TSF	N/A	Per TSF
9	Light Industrial	627	Per TSF	N/A	Per TSF
10	Manufacturing.....	522	Per TSF	N/A	Per TSF
11	Research & Development	895	Per TSF	N/A	Per TSF
12	Convalescent Home	785	Per Bed	N/A	Per Bed
13	Public/Institutional.....	784	Per TSF	N/A	Per TSF
TRAFFIC					
1	Single Family Attached or Detached.....	\$ 2,513	Per Unit		
2	Multifamily	1,949	Per Unit		
3	Mobile Home	1,292	Per Unit		
4	Secondary Unit	1,292	Per Unit		
5	Office	6.36	Per Sq. Ft.		
6	Government Office	Exempt	Exempt		
7	Retail <100 TSF (except Fast Food/Convenience Markets/Gas Stations) ⁴	5.00	Per Sq. Ft.		
8	Fast Food/Convenience Markets/Gas Stations ⁴	8.85	Per Sq. Ft.		
9	Retail >100 TSF ⁴	5.00	Per Sq. Ft.		
10	Warehouse.....	1.43	Per Sq. Ft.		
11	Light Industrial	2.30	Per Sq. Ft.		
12	Research & Development	2.54	Per Sq. Ft.		
13	Manufacturing.....	1.74	Per Sq. Ft.		
14	Auto Mall.....	5.28	Per Sq. Ft.		
15	Hotel/Motel	1,432	Per Room		
16	Private School (<i>for profit</i>)	469	Per Student		
17	School (<i>nonprofit & public</i>)	Exempt	Exempt		
18	Vocational/Trade School	3.90	Per Sq. Ft.		
19	Hospital.....	3,310	Per Bed		
20	Convalescent Home	844	Per Bed		
FIRE					
1	Single Family Detached.....	\$ 321	Per Unit		
2	Single Family Attached	250	Per Unit		
3	Multifamily	213	Per Unit		
4	Mobile Home or Trailer.....	201	Per Unit		
5	Secondary Unit	201	Per Unit		
6	Office	191	Per TSF		
7	Retail	119	Per TSF		
8	Warehouse.....	48	Per TSF		
9	Light Industrial	96	Per TSF		
10	Manufacturing.....	80	Per TSF		
11	Research & Development	137	Per TSF		
12	Convalescent Home	215	Per Bed		
13	Public/Institutional.....	119	Per TSF		

SF = Square Feet
TSF = Thousand Square Feet

Residential Attached<15 dwelling units per acre
Multifamily>15 dwelling units per acre

¹ Park Dedication In-Lieu fees are due if not paid at time of land subdivision.

² Tier 2 Capital Facilities fees are applicable for most residential categories. Check with Development Services Center staff to see which tier is applicable to your project.

³ Applicants who both filed a complete application for a tentative subdivision map by July 19, 1999, and pull building permits within one year after recordation of a final map will pay Tier 1 fees, which are approximately 7.5% lower. Check with Development Services Center counter staff to see if Tier 1 Capital Facilities fees apply to your residential project.

⁴ A one-time exemption applies to retail additions up to 10% of existing floor area, but limited to 750 square feet.